

X

51-20  
#01480QUITCLAIM DEED  
(with Covenant)NO TRANSFER  
TAX PAID

018570

Susan R. Jackson of Norridgewock, County of Somerset, State of Maine, for consideration paid, grants to John E. Engle and Ruth A. Engle of Waterville, County of Kennebec, State of Maine, with quitclaim covenant, the land with any buildings thereon situated in Waterville, County of Kennebec, State of Maine, bounded and described as follows:

Beginning at a point in the westerly line of Lloyd Road in said Waterville four hundred (400) feet northerly from the intersection of the westerly line of Lloyd Road and the northerly line of Mayflower Hill Drive; thence northerly in the westerly line of Lloyd Road and at right angles with Mayflower Hill Drive one hundred (100) feet; thence westerly at a right angle with Lloyd Road and in a line parallel with Mayflower Hill Drive one hundred eight (108) feet, more or less, to the westerly line of the property of the Grantor; thence southerly in the said westerly line of the Grantor one hundred (100) feet, more or less; thence easterly in a line parallel with Mayflower Hill Drive one hundred six and four-tenths (106.4) feet, more or less, to the point of beginning in the westerly line of said Lloyd Road.

This conveyance is made and taken by the Grantees with the restrictions and limitations herein enumerated, for themselves and the survivor of them, their assigns and the heirs of such assigns, for the benefit of the Grantor, its successors and assigns, and for the benefit of other property owners of land originally part of the Vigue Farm, so-called, with the express understanding and agreement that any dwelling, including a home garage erected on this lot except for steps approaching thereto, shall be located at least twenty-five (25) feet from the lot boundary of Lloyd Road and fifteen (15) feet from any of the other boundary lines of the above land herein conveyed; and any dwelling erected thereon shall not have space or tenancies or apartments for more than one family; and shall cost not less than Twelve Thousand Dollars (\$12,000.00) as of this day's value; that at no time shall any building or structure of any kind, except for the family garage, other than a dwelling house be erected thereon, and at no time shall any mercantile or other commercial building or structure be erected thereon, nor any house or structure thereon be used for any mercantile or commercial purpose.

(In the above description the reference to the property bounded westerly by the westerly line of property of the "Grantor" has reference to the westerly boundary of property of the Mayflower Realty Company.)

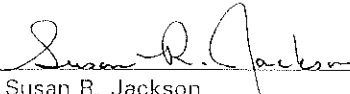
For source of title reference is made to warranty deed from Phillip E. Johnson and

Maureen M. Johnson to John E. Engle and Ruth A. Engle, as joint tenants, dated October 30, 1979, recorded in Kennebec County Registry of Deeds, Book 2251, Page 333.

The purpose of this deed and a deed of even date from John E. Engle and Ruth A. Engle to Susan R. Jackson is to terminate the joint tenancy of John E. Engle and Ruth A. Engle and create a tenancy in common.

WITNESS my hand and seal this 14th day of July, 1998.


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Susan R. Jackson

STATE OF MAINE  
COUNTY OF KENNEBEC

July 14, 1998

Then personally appeared the above-named Susan R. Jackson and acknowledged the foregoing to be her free act and deed,  
Before me,

  
Attorney-at-Law  
Cheryl H. Fasse

srj-071498

RECEIVED KENNEBEC SS.

1998 JUL 17 AM 9:00

ATTEST:   
REGISTER OF DEEDS